

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No.C3(S)/17017/2017

Dated 21.02.2018

To

Thiru. R.Varun,(GPA)

No.5, Sathiyandarayana Avenue,

Boat Club Road,

Raja Annamalaipuram Chennai. 600 028

Sir,

Sub: CMDA – Area Plans Unit – MSB(S) Division – Planning Permission Application is for the proposed construction of 4 Basement floors (2nd to 4th Basement floor for parking and 1st Basement floor for Hyper Market) + Ground floor + 6floors Commercial building at old door No.393, New Door No.39/1, Velachery Tambaram Road, Velachery, Chennai bearing S.No.332/1B, 2B, 2C, TS No.14/1, 15/2, Block No.192 of Velachery village - Remittance of DC & Other Charges – Reg.

- Ref:
1. This office Refusal letter No.C3(S)/11269/2016, dated 12.04.2017.
 2. G.O(3D) No.156, H&UD (UD-V) Dept, dated 23.11.2017.
 3. Your letter dated 01.12.2017.
 4. NOC from AAI in letter No. CHEN/SOUTH/B/080916/167314, dated 09.08.2016.
 5. NOC from DF&RS in letter R.Dis. No.15502/ C1 /2016, PP. NOC No.88/2016, dated 27.09.2016.
 6. NOC from police(traffic) in letter Rc.No. Tr/Licence/1017/19264/2016, dated 10.12.2016
 7. NOC from IAF in letter No.Air HQ/S 17726/4/ATS (Ty Bm – MMDCCCLXXXVI) dated 25.05.2017.
 8. This office letter even No. dated 23.01.2018 to the SRO, Velachery.
 9. SRO, Velachery letter No.1/2018, dated 30.01.2018.

The Planning Permission Application is for the proposed construction of 4 Basement floors (2nd to 4th Basement floor for parking and 1st Basement floor for Hyper Market) + Ground floor + 6floors Commercial building at old door No.393, New Door No.39/1, Velachery Tambaram Road, Velachery, Chennai bearing S.No.332/1B, 2B, 2C, TS No.14/1, 15/2, Block No.192 of Velachery village is under process. To process the application further, you are requested to remit the following by 8 (**eight**) separate Demand Drafts of a

1/5



Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai-600 008, at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.4,50,000/- (Rupees Four Lakh and Fifty Thousand Only)
ii)	Balance Scrutiny fee.	Rs.40,000/- (Rupees Forty Thousand only)
iii)	Regularisation Charges	Rs.2,30,000/- (Rupees Two Lakhs and Thirty Thousand Only)
iv)	Security Deposit for Building	Rs.56,50,000/- (Rupees Fifty Sixty lakh and Fifty Thousand only)
v)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only).
vi)	Infrastructure & Amenities charges	Rs.62,40,000/- (Rupees Sixty Two lakh and Fourty Thousand only)
vii)	Premium FSI Charges	Rs.3,43,70,000/- (Rupees Three Crores Fourty Three Lakhs and Seventy Thousand only)
viii)	Shelter Fee	Rs.46,80,000/- (Rupees Fourty Six Lakhs and Eighty Hundred Only)

You are also requested to remit the sum of **Rs 500/-** (Rupees Five Hundred only) by cash towards contribution of Flag Day.

The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

Security Deposit is refundable amounts without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of /whole of the building/site to the approved plan security deposit will be forfeited. Further, if the security deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

Security Deposit for Display Board is refundable when the display board as prescribed with format is put up in the site under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board.

2. (i) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.

(ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum **for amount payable towards DC for Land & Building**, at the rate of 15% per annum for the amount due shall be paid for each



day beyond the said thirty days up to a period of 90 days and beyond that period of 90 days, an interest at the rate of 18% per annum for the amount due shall be paid by the applicant **for amount payable towards I&A charges** from the date of issue of the advice up to the date of payment.

- (iii) Accounts Division shall work out the interest and collect the same along with the charges due.
- (iv) No interest is collectable for security deposit.
- (v) No penal interest shall be collected on the interest amount levied for the belated payment of DC, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.
- (vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

3. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

4. You are also requested to comply the following:

- a. Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DR 4(i) d of Annexure-III:-
 - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
 - ii) In cases of Multi-storied Building both qualified Architect and qualified structural Engineer who should be a Class-I Licensed Surveyor shall be associated and the above information to be furnished.
 - iii) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan, similar report shall be sent to CMDA when the building has reached up to plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
 - iv) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
 - v) On completion of the construction the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.
 - vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate



issued by CMDA along with his application to the concerned Department/Board/Agency. The applicant shall comply with all other statutory/administrative / clearance/ approval/sanction requirements in respect of the proposed development.

- vii) When the site under reference is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform CMDA of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the Planning Permission.
- viii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- ix) If there is any false statement, suppression or any misrepresentations of acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- x) The new building should have mosquito proof overhead tanks and wells.
- xi) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
 - a. Undertaking (in the format prescribed in Annexure-XIV to DCR, a copy of it enclosed in Rs.20/- stamp paper duly executed by all the land owner, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
 - b. Details of the proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of Multi-storied buildings, Special buildings and Group developments.
- xiii) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS, AAI & IAF in Rs.20/- Stamp Paper duly notarized.

5.You are also requested to furnish a Demand Draft drawn in favour of **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)**, Chennai – 600 002, for a sum of **Rs.19,00,000/-** (Rupees Ninteen Lakh only) towards Infrastructure Development charge. The Infrastructure Development charge (a statutory levy) is levied under the provisions of Sec. 6(xii) a of CMWSSB Amendment Act, 1998 read with Section 81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, and CMWSSB / S.E (Co-ord & MIS) / Regn / 015 / 2014 dated 05.02.2014 CMDA is empowered to collect the amount of behalf of CMWSSB and transfer the same to CMWSSB.

6. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non- compliance of the conditions stated above or any of the provisions of DR, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and claim for refund is made by the applicant.



7. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of the Commissioner, Greater Chennai corporation.

8. You are also requested to furnish the following particulars:

- i. Details of mechanical ventilation to be clarified.
- ii. Lift Machine room at terrace to be shown.
- iii. Elevation & section requires correction.
- iv. The height of the building shall be given from the FGL & total height of the building including lightening arrester is to be shown from the existing GL
- v. Structural engineer to be signed in all plans.
- vi. Ramp for vehicle movement should satisfy the NBC norms as per section 4.4.6. of 5A in part 8 of NBC of india – 2016. Further the proposal should satisfy fire safety norms under section 113 of TN & CP Act,1971.
- vii. Sump for Sullage water, Fire fighting, Drinking water shall be provided.
- viii. NOC conditions are to be incorporated in the plan.

Yours faithfully,

for **MEMBER-SECRETARY**

Copy to:

1. The Senior Accounts Officer,
Accounts (Main)Division, CMDA,
Chennai – 600 008.
2. The Commissioner,
Greater Chennai corporation.

